

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 9-03-03

173-

AGENDA SECTION:
PUBLIC HEARINGS

ORIGINATING DEPT:
PLANNING

ITEM NO.

E 8

ITEM DESCRIPTION: Final Plat #02-66 by Western Walls Inc. to be known as Manorwood Lakes Seventh

PREPARED BY:
Brent Svenby,
Planner

August 28, 2003

Planning Department Review:

See attached staff report dated August 28, 2003 recommending approval subject to the following modifications / conditions:

1. The final plat shall be revised to indicate the 100-year flood and floodway boundaries as indicated on the Flood Insurance Rate Map numbers 27109C0142E and 27109C144E.
2. The final plat shall be revised to dedicate a drainage easement over the entire area within the floodway and the 100-year flood plain.
3. Prior to any grading activity occurring in the areas within the 100-year flood plain or the floodway, the applicant must receive a conditional use permit for said activity.
4. The owner shall dedicate Outlots B and C to the City of Rochester.
5. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 19, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.
6. Parkland dedication for the plat shall be in the form of land per the attached memo from Rochester Park and Recreation Department, dated August 19, 2003.
7. Pedestrian Facilities shall be constructed, at the Developer's expense, along both sides of all new public roadways, within this development, including the frontage along Outlot 'B'.
8. If the applicant intends to grade the immediate area next to the creek, a wetland delineation shall be completed prior to any grading activity occurring on the property.

Council Action Needed:

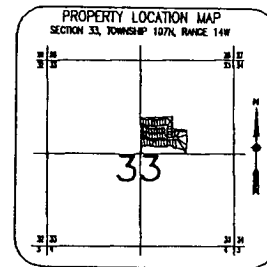
1. A resolution approving the plat can be adopted.

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on **Wednesday**, September 3, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

MANORWOOD LAKES SEVENTH



UTILITY EASEMENT (U.E.) defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct storage and transmission of said easement.

DRAINAGE EASEMENT (D.E.) defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

NOTE:
ALL MONUMENTS SHOWN THIS: ○
ARE 5/8" I.D. CAPPED PIPES
WITH LICENSE NO. 11822
WHICH WILL BE SET WITHIN 1 YEAR
AFTER RECORDING OF THIS PLAN.

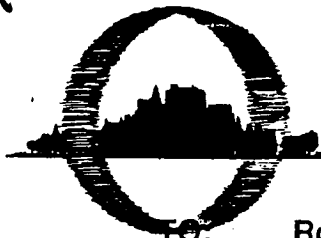
ALL MONUMENTS SHOWN THIS: ●
ARE FOUND 5/8" PIPE UNLESS
OTHERWISE NOTED.

BM ELEV. 1021.92
USGS DATUM
TOP HYD NUT @ SW COR.
LAKE ST. N.W. AND LAKE
DRIVE N.W.

MANORWOOD LAKES SEVENTH SHEET 2 OF 2 SHEETS

PREPARED BY:
MAGNIE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: August 28, 2003

RE: Final Plat #02-66 to be known as Manorwood Lakes Seventh

Planning Department Review:

Applicant/Owner:

Western Walls, Inc.
604 NW 11th Avenue
Rochester, MN 55901

Surveyors/Engineers:

McGhie & Betts
Attn. Josh Johnson
1648 Third Avenue SE
Rochester, MN 55904

Referral Comments:

1. RPU Water Division
2. RPU Operations Division
3. Planning Department – Addressing
4. Planning Department - Wetlands
5. Rochester Public Works Department
6. Park and Recreation Department
7. MnDOT

Report Attachments:

1. Referral Comments 4 Letters)
2. Location Map
3. Copy of Final Plat

Plat Data:

Location of Property:

The property is located adjacent on the east to Manorwood Lake 5th & 6th Subdivisions at the present termini of Lake Meadow Drive NW and Lake Vista Drive NW.

Zoning:

The property is zoned R-1 (Mixed Single Family Residential) district on the City of Rochester Zoning Map.

Proposed Development:

This development consists of 27.10 acres of land to be subdivided into 50 single-family home lots and 4 outlots.

Roadways:

This plat proposes to dedicate right-of-way for three new roadways.



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The first roadway labeled as "Lake Meadow Drive NW" is a continuation from the west and is designed with a 56' right-of-way.

The second roadway labeled as "Lake Vista Drive NW" is a continuation from the west and is designed with a 56' right-of-way.

The third roadway labeled as "Lake Meadow Drive NW" is designed with a 56' right-of-way.

Pedestrian Facilities:

Pedestrian Facilities shall be required, at the Developer's expense, along both sides of all new public roads within this development, including the frontage along Outlot 'B'.

Wetlands:

The Soil Survey and National Wetland Indicator maps were reviewed for the presence of wetlands. Hydric soils existed on this site prior to the mining operation disturbances. There is the potential that there is residual wetland area along the creek on the north and eastern sides of this plat. If the applicant intends to grade the immediate area next to the creek, then a wetland delineation must be completed.

General Development Plan:

This property is included within the Manorwood Lakes General Development Plan, revised in September, 2002. This plat is generally consistent with the amended GDP.

Preliminary Plat:

A preliminary plat for this area was approved by the Council on February 21, 2003. The approval of the preliminary plat was subject to ten (10) conditions: The conditions are listed below:

- 1. The Plat shall be revised, prior to the Council meeting to include:**
 - a. Provide a minimum 30' wide access along Outlot 'B' from Lake Vista Drive NW.**
 - b. Provide a minimum 20' utility easement between Lots 7 & 8, Block 1, for a future planned 8" water main loop. An 8" water main must be stubbed out of the street area at this time to accommodate the future loop.**
 - c. Drainage or flowage easements over the floodway and the 100 year flood plain areas shall be addressed in the development agreement.**
 - d. Provide an access to the outlot over the creek corridor with sufficient width to permit adequate access to accommodate waterway maintenance activities and an additional access to the Outlot from the public road. Specific access locations shall be determined in the development agreement.**

2. *The applicant has met the parkland dedication requirements via: Lot 8 Grandville at Cascade Lake. Ownership of outlots A, B, and C shall be addressed in the development agreement.*
3. *An additional fire hydrant shall be provided along the frontages of Lots 8 or 9 on Lake Meadow Drive NW.*
4. *The sedimentation basin indicated on the GDP shall not be located on Outlot B.*
5. *If the applicant intends to grade the immediate area next to the creek, a wetland delineation shall be completed.*
6. *Pedestrian Facilities shall be constructed, at the Developer's expense, along both sides of all new public roadways, within this development, including the frontage along Outlot 'B'.*
7. *The applicant shall provide On-site Storm Water Management for this development. Drainage and specific Storm Water Management facilities being proposed for this development shall be reviewed separately, as submittal of drainage information by the Owner. On-site detention facilities serving less than 50 developable acres will remain private. Execution of an Ownership & Maintenance Declaration Agreement shall be required, as well as, dedication of access & drainage easements for private detention facilities.*
8. *The applicant shall enter into a development agreement with the City that outlines the obligations of the applicant relating to, but not limited to; stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, and contributions for public infrastructure.*

Final Plat:

Planning Staff Recommendation:

The Planning Staff has reviewed the submitted final plat and would recommend approval subject to the following conditions:

1. *The final plat shall be revised to indicate the 100-year flood and floodway boundaries as indicated on the Flood Insurance Rate Map numbers 27109C0142E and 27109C144E.*
2. *The final plat shall be revised to dedicate a drainage easement over the entire area within the floodway and the 100-year flood plain.*
3. *Prior to any grading activity occurring in the areas within the 100-year flood plain or the floodway, the applicant must receive a conditional use permit for said activity.*
4. *The owner shall dedicate Outlots B and C to the City of Rochester.*
5. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 19, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*

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6. *Parkland dedication for the plat shall be in the form of land per the attached memo from Rochester Park and Recreation Department, dated August 19, 2003.*
7. *Pedestrian Facilities shall be constructed, at the Developer's expense, along both sides of all new public roadways, within this development, including the frontage along Outlot 'B'.*
8. *If the applicant intends to grade the immediate area next to the creek, a wetland delineation shall be completed prior to any grading activity occurring on the property.*

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

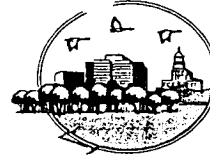
DATE: 8/25/03

The Department of Public Works has reviewed the application for FP#02-66, for the proposed Manorwood Lakes Seventh development. The following are Public Works comments on the proposal:

1. A Development Agreement has been executed for this proposed development.
2. As specified in Development Agreement, a drainage easement shall be dedicated over the entire area within the floodway, and area remaining within the 100 year flood plain after grading.
3. Prior to development of this property, a City-Owner Contract must be executed to address the construction of all public infrastructure and utilities to serve this subdivision.

Charges/fees applicable to the development of this property are addressed in the Development Agreement and will include (rates below are current 8/1/03 through 7/31/04):

- ❖ Sanitary Sewer Availability Charge (SAC) @ \$1,851.12 per developable acre.
- ❖ Water Tower Charge for J8067 @ \$159.6993 per developable acre.
- ❖ Storm Water Management, for any areas that do not drain to an on-site detention facility @ \$2,286.96 per developable acre
- ❖ Traffic Signs as determined by the City of Rochester Traffic Division.
- ❖ First Seal Coat @ \$0.51 per square yard of public street surface.



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: August 19, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald;

**RE: MANORWOOD LAKES SEVENTH
FINAL PLAT #02-66**

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$1000.00 (50 LOTS/ADDRESSES)

GIS IMPACT FEE: \$ 470.00 (54 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **MANORWOOD LAKES SEVENTH** the GIS / Addressing staff has found no issues to bring forth at this time.

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

MEMORANDUM

DATE: August 19, 2003
TO: Jennifer Garness
Planning
RE: Manorwoods Lakes 7th
Final Plat #02-66

Acreage of plat.....	27.10 a
Number of dwelling units.....	50 units
Density factor.....	.0244
Dedication	1.22 a
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Lot 8 Grandville at Cascade Lake plus the dedication Outlot B of Manorwoods Lakes 7th.

The applicant to be extended .30 acres of parkland dedication credit for the dedication of Outlot B. The credit can be used to meet future NW quadrant dedication requirements.

The applicant should be required to grade Outlot B and establish turf prior to deeding to the City. Outlot B to be deeded to the City when the outlot is accessed via public street or when the City wishes to begin development of the property.

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Manor Wood Lakes 7th

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

A condition of approval of the preliminary plat stated that prior to filling or draining in the immediate area next to the creek, a wetland delineation shall be completed. At this time no delineation has been completed.

